

2015 -- Income Limits for LIHTC & Tax-Exempt Bonds

Linn County, Oregon



For more detailed MTSP income limit information, please visit HUDs website:
<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2015 Median ³	\$56,200
Actual 2013 Median ³	\$55,800
Actual 2012 Median ³	\$58,700
2015 HERA Special Median	\$59,000 (applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

What Income Limit Should You Use?

--The following income limits indicate the highest income limit allowable--

Did the project exist² in 2008?	Use: HERA Special 2015	
If NO, did it exist²:	Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012
	Between Dec 11, 2012 - Dec 17, 2013	Use: Actual Incomes 2015
	On or After Dec 18th 2013	Use: Actual Incomes 2015

Actual Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,820	\$13,500	\$15,180	\$16,860	\$18,210	\$19,560	\$20,910	\$22,260
35%	\$13,790	\$15,750	\$17,710	\$19,670	\$21,245	\$22,820	\$24,395	\$25,970
40%	\$15,760	\$18,000	\$20,240	\$22,480	\$24,280	\$26,080	\$27,880	\$29,680
45%	\$17,730	\$20,250	\$22,770	\$25,290	\$27,315	\$29,340	\$31,365	\$33,390
50%	\$19,700	\$22,500	\$25,300	\$28,100	\$30,350	\$32,600	\$34,850	\$37,100
55%	\$21,670	\$24,750	\$27,830	\$30,910	\$33,385	\$35,860	\$38,335	\$40,810
60%	\$23,640	\$27,000	\$30,360	\$33,720	\$36,420	\$39,120	\$41,820	\$44,520
80%	\$31,520	\$36,000	\$40,480	\$44,960	\$48,560	\$52,160	\$55,760	\$59,360

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,730	\$13,410	\$15,090	\$16,740	\$18,090	\$19,440	\$20,760	\$22,110
35%	\$13,685	\$15,645	\$17,605	\$19,530	\$21,105	\$22,680	\$24,220	\$25,795
40%	\$15,640	\$17,880	\$20,120	\$22,320	\$24,120	\$25,920	\$27,680	\$29,480
45%	\$17,595	\$20,115	\$22,635	\$25,110	\$27,135	\$29,160	\$31,140	\$33,165
50%	\$19,550	\$22,350	\$25,150	\$27,900	\$30,150	\$32,400	\$34,600	\$36,850
55%	\$21,505	\$24,585	\$27,665	\$30,690	\$33,165	\$35,640	\$38,060	\$40,535
60%	\$23,460	\$26,820	\$30,180	\$33,480	\$36,180	\$38,880	\$41,520	\$44,220
80%	\$31,280	\$35,760	\$40,240	\$44,640	\$48,240	\$51,840	\$55,360	\$58,960

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,330	\$14,100	\$15,870	\$17,610	\$19,020	\$20,430	\$21,840	\$23,250
35%	\$14,385	\$16,450	\$18,515	\$20,545	\$22,190	\$23,835	\$25,480	\$27,125
40%	\$16,440	\$18,800	\$21,160	\$23,480	\$25,360	\$27,240	\$29,120	\$31,000
45%	\$18,495	\$21,150	\$23,805	\$26,415	\$28,530	\$30,645	\$32,760	\$34,875
50%	\$20,550	\$23,500	\$26,450	\$29,350	\$31,700	\$34,050	\$36,400	\$38,750
55%	\$22,605	\$25,850	\$29,095	\$32,285	\$34,870	\$37,455	\$40,040	\$42,625
60%	\$24,660	\$28,200	\$31,740	\$35,220	\$38,040	\$40,860	\$43,680	\$46,500
80%	\$32,880	\$37,600	\$42,320	\$46,960	\$50,720	\$54,480	\$58,240	\$62,000

HERA Special Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,390	\$14,160	\$15,930	\$17,700	\$19,140	\$20,550	\$21,960	\$23,370
35%	\$14,455	\$16,520	\$18,585	\$20,650	\$22,330	\$23,975	\$25,620	\$27,265
40%	\$16,520	\$18,880	\$21,240	\$23,600	\$25,520	\$27,400	\$29,280	\$31,160
45%	\$18,585	\$21,240	\$23,895	\$26,550	\$28,710	\$30,825	\$32,940	\$35,055
50%	\$20,650	\$23,600	\$26,550	\$29,500	\$31,900	\$34,250	\$36,600	\$38,950
55%	\$22,715	\$25,960	\$29,205	\$32,450	\$35,090	\$37,675	\$40,260	\$42,845
60%	\$24,780	\$28,320	\$31,860	\$35,400	\$38,280	\$41,100	\$43,920	\$46,740
80%	\$33,040	\$37,760	\$42,480	\$47,200	\$51,040	\$54,800	\$58,560	\$62,320

Notes:

1: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use applicable 4% limits. Projects with previous "Rural" designations that are no longer considered to be located in rural areas (by the USDA) are permitted to use the previous year's National Non-Metro income limits should they be higher than the current year's income limits. The National Non-Metro income limits are online here:
<http://www.oregon.gov/ohcs/pages/research-income-rent-limits.aspx>
 Not all of Linn County is considered rural.

2: Exist - defined by OHCS as the project's placed-in-service (PIS) date. Projects consisting of multiple buildings, where each building is being treated as part of a multiple building project (see line 8b on IRS Form 8609), will be considered as being "in existence" provided at least one building was PIS during the affected year.

3: Actual Median Income Limit indicated here is based on income limits though it is not necessarily the HUD Area Median Income

The incomes limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on March 6th 2015. Per Revenue Ruling 94-57, owners will have until April 20, 2015 to implement these new MTSP income limits (45 days from their effective date). Please note that all definitions and explanations herein may be subject to change upon later IRS and/or HUD clarification.

2015 -- Rents for LIHTC & Tax-Exempt Bonds

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For more detailed MTSP income limit information, please visit HUDs website:
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Actual 2015 Median ³	\$56,200
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2015 HERA Special Median	\$59,000 (applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

What Rents Should You Use?

--The following rent limits indicate the highest rents allowable--

Did the project exist² in 2008?	Use: HERA Special 2015	
If NO, did it exist²:	Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012
	Between Dec 11, 2012 - Dec 17, 2013	Use: Actual Incomes 2015
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Rents based on Actual Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$295	\$316	\$379	\$438	\$489	\$539
35%	\$344	\$369	\$442	\$511	\$570	\$629
40%	\$394	\$422	\$506	\$584	\$652	\$719
45%	\$443	\$474	\$569	\$657	\$733	\$809
50%	\$492	\$527	\$632	\$730	\$815	\$899
55%	\$541	\$580	\$695	\$803	\$896	\$989
60%	\$591	\$633	\$759	\$876	\$978	\$1,079
80%	\$788	\$844	\$1,012	\$1,169	\$1,304	\$1,439

Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$293	\$314	\$377	\$435	\$486	\$535
35%	\$342	\$366	\$440	\$507	\$567	\$625
40%	\$391	\$419	\$503	\$580	\$648	\$714
45%	\$439	\$471	\$565	\$653	\$729	\$803
50%	\$488	\$523	\$628	\$725	\$810	\$893
55%	\$537	\$576	\$691	\$798	\$891	\$982
60%	\$586	\$628	\$754	\$870	\$972	\$1,071
80%	\$782	\$838	\$1,006	\$1,161	\$1,296	\$1,429

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$308	\$330	\$396	\$457	\$510	\$563
35%	\$359	\$385	\$462	\$534	\$595	\$657
40%	\$411	\$440	\$529	\$610	\$681	\$751
45%	\$462	\$495	\$595	\$686	\$766	\$845
50%	\$513	\$550	\$661	\$763	\$851	\$939
55%	\$565	\$605	\$727	\$839	\$936	\$1,033
60%	\$616	\$660	\$793	\$915	\$1,021	\$1,127
80%	\$822	\$881	\$1,058	\$1,221	\$1,362	\$1,503

Rents based on HERA Special Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$309	\$331	\$398	\$460	\$513	\$566
35%	\$361	\$387	\$464	\$537	\$599	\$661
40%	\$413	\$442	\$531	\$614	\$685	\$755
45%	\$464	\$497	\$597	\$690	\$770	\$849
50%	\$516	\$553	\$663	\$767	\$856	\$944
55%	\$567	\$608	\$730	\$844	\$941	\$1,038
60%	\$619	\$663	\$796	\$921	\$1,027	\$1,133
80%	\$826	\$885	\$1,062	\$1,228	\$1,370	\$1,511

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